



Agenda Item No.:	3	Date:	April 1, 2008
Briefing No.:	2008-B0079	Prepared by:	Kendall Moore Beth Mountsier Kelli Carroll
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proposals and those also included in the Chapter 3 (Rural Area and Natural Resource Lands).

- New densities for mixed use development. Code change. See proposed ordinance 2008-0128, § 27, p. 103.
- County's Annexation Initiative.
- New Human Services policies.
- New Affordable Housing policies.
- Increased emphasis in Sustainable Development.

Overview of Pertinent Chapter Sections and Issues:

A. Section I. Urban Land Use (pp. 2-2 through 2-22): These policies govern the varied uses including housing, mixed use, commercial and industrial.

1. New text and policies supporting the framework policies on reducing greenhouse gas emissions (FW-102).

Found at page 2-2 is text that acknowledges that concentrating growth in the Urban Area will mitigate the impacts of climate change, a by-product of greenhouse gas emissions. This is further expanded at page 2-10, linking multi-modal communities, especially walkable communities that promote healthier residents and reducing communities' carbon footprint.

New policy 111a, at page 2-5, addresses the County's commitment to use "cool design" to reduce "heat islands." Reducing the urban heat island effect can benefit air quality, lower air conditioning needs, and enhance human health and comfort.

U-111a King County will work with cities, the community, and developers to design communities and development projects that employ techniques that reduce heat absorption throughout the community and the region.

Cool design includes roofs that reflect heat, reducing solar radiation absorption and retaining less heat. Also on the horizon is the use of "cool pavement" to further reduce heat island effects. However the text regarding cool design and this policy may better be placed in the Sustainable Development, Section VI of this Chapter.

While the Executive's proposed amendments to this Chapter address mitigation and adaptation relating to climate change, there are limited proposals that focus public health³ or equity. If the Council wishes to strengthen the health focus in this Chapter, as proposed in the framework policies, staff are prepared to develop specific and reasonable options for amendments.

³ See U-429a, page 2-31, wherein the proposal is to integrate walkable communities into the design of affordable housing development and linking housing grant dollars to a affordable housing developer's use of the Healthscape findings in the development's design.

2. **New Transfer of Development Rights policies: U-124, U-124a and U-126.**

The new TDR policies both in this Chapter and Chapter 3 (Rural Area and Natural Resource Lands) will be the subject of a separate briefing. As a bit of background and to prepare for the more in-depth briefing, there are four new TDR policies contained in this Chapter: U-124, U-124a, U-126 and U-186 (which is discussed below). Found at pages 2-9 and 2-10:

U-124 ~~((King County supports increases in urban residential density through a rezone or a proposal to increase density through the density transfer or density incentive programs when the proposal will help resolve traffic, sewer, water, parks or open space deficiencies in the immediate neighborhood or will help promote physical activity by providing trail linkages and connections to services.))~~ Once a property is approved for upzone in accordance with U-122⁴ above, then the property owner shall purchase Transferable Development Rights (TDRs) for the additional market-rate units. TDRs shall not be required for affordable units or other public purposes and policy goals as appropriate.

U-124a Unincorporated urban lands that are proposed for increased density by means of a quasi-judicial rezone shall require TDRs for 100% of additional residential units that result from the increase in zoned capacity. TDRs shall be required for a portion of the additional market-rate units when the proposal will provide affordable housing, infill development in older urban areas, and when other public purposes or policy goals will be achieved.

⁴ This policy is has not been substantively changed:

- U-122 King County shall not approve proposed zoning changes to increase density within the Urban Area unless:
- The development will be compatible with the character and scale of the surrounding neighborhood;
 - Urban public facilities and services are adequate, consistent with adopted levels of service and meet GMA concurrency requirements, including King County transportation concurrency standards;
 - The proposed density change will not increase unmitigated adverse impacts on environmentally ~~((sensitive))~~ critical areas, either on site or in the vicinity of the proposed development;
 - The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; and
 - The proposal is consistent with the adopted city comprehensive plan for the Potential Annexation Area where the rezone is located if the proposed density exceeds eight dwelling units per acre. If the city is not planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies, then this paragraph shall not apply.

The import of these policies is that to obtain an upzone, the developer will have to purchase TDRs, unless the increased density is for affordable housing or serves another public purpose.

- U-126 Density incentives should encourage private developers to: provide innovative affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program; ~~((tø))~~ locate development close to transit; ~~((tø))~~ participate in historic preservation; and ~~((tø))~~ include energy conservation measures exceeding state requirements.

The above policy encourages the use of TDRs.

3. **U-186⁵ Resurrection of the four to one program.**

- U-186 Land added to the Urban Growth Area under this policy shall meet the density requirements, shall be physically contiguous to the existing Urban Growth Area unless there are limitations due to the presence of critical areas and shall be able to be served by sewers and other efficient urban services and facilities. Transfer of Development Rights shall be used to achieve no less than 50% of the allowed density on the land added to the Urban Growth Area. In some cases, lands must meet affordable housing requirements under this program. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres.

This policy effectively sunsetted in December 2006. See KCC 20.18.170A. The program is resurrected by this policy and corresponding change in Proposed Ordinance 2008-0124.⁶

The program was designed to encourage dedication of open space in exchange for adding land to the UGA. The program worked as follows: a rural landowner could, in exchange for dedicating four acres of rural land as permanent open space, get one acre of land added to the UGA. Set out in the Code are the specifics for the program's application. After an initial flurry of proposals, the proposals dwindled and then the program ended in 2006.

In resurrecting the program, the Executive has proposed two major changes: (1) that the land added to the UGA, and therefore to be developed, no longer has to be physically contiguous to the existing UGA because of the presence of critical areas; and (2) that at least half of the increased density⁷ from the rural zoning to the urban zoning has to be purchased by using TDR.

⁵ Page 2-22.

⁶ Found in Section 4, p. 14 of the proposed ordinance in the Council member's binder, the sunset date is now December 2010. The Council may wish to increase the life of this policy to December 2011 to allow for any extension in the 2012 Comprehensive Plan Update, without a two year gap occurring.

⁷ Assuming the zoning on the land as rural was RA-5 or one dwelling per five acres, once designated urban, the minimum zoning would be R-4 (four dwellings per acre) resulting in an increase of 19 dwellings on a five acres.

The TDR component of this policy will be further analyzed at the briefing scheduled for May 20. However, the first change causes concern that it could have the unintended consequence of creating urban islands surrounded by open space. To alleviate this concern the executive staff are working with central staff to redraft this policy to prevent this unintended consequence.

4. Encouraging locating mixed use residential near transit: U-157, U-162

- U-157 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:
- a. Retail stores and services;
 - b. Professional offices;
 - c. Community and human services; and
 - d. Multifamily housing as part of a mixed-use development, with residential densities of at least 12 (~~to 48~~) units per acre when well((-))served by transit.
- U-162 Neighborhood business centers in urban areas should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded. Neighborhood business centers should include the following mix of uses:
- a. Retail stores and services;
 - b. Professional offices; and
 - c. Multifamily housing as part of a mixed-use development with residential densities up to 12 units per acre when convenient to a minor arterial. Higher densities (~~(of 12 to 18 units per acre)~~) are appropriate when the center is (~~(convenient to a principal arterial)~~) well served by transit.

Issue:

While it appears that the intent is to encourage increased density development near transit in neighborhood business and community business centers, central staff intends to work with executive staff to further clarify the link to density bonuses both in the policies and the Code (Proposed Ordinance 2008-0128, §64, p. 226).

B. Section II. Potential Annexation Areas (“PAAs”) (pp. 2-23 through 2-25): These policies govern the County’s acts of facilitating the ultimate annexation of those remaining pockets of unincorporated King County within the UGA. While this section has not been updated, it is important to note that after a slow start, several areas have moved toward being added to cities’ PAA and ultimately to annexations. Just this past

year, West Hill and Lea Hill were annexed by Auburn. Kirkland is in the process of moving forward on annexing the Finn Hill, Upper Juanita, and Kingsgate neighborhoods.

Over the past several years, with the passage of the Annexation Initiative, the County has focused on negotiating several large tracts into PAAs and has been relatively successful on that front. The Executive is now focusing on the areas around Maple Valley. However, there continue to be, and for a protracted time, will remain pockets of urban, unincorporated lands. It is uncertain if the County, working with the cities will meet the County-wide Planning Policies' ("CPPs") vision of all Urban Areas being within incorporated cities by 2012. Executive staff have indicated that proposed for the Growth Management Policy Committee⁸ 2009 work plan is a comprehensive review of the CPPs and that the annexation policies will be addressed.

Issue:

What if any actions or policies should the County now be considering to meet the 2012 goal, especially in regard to those smaller pockets of urban areas that do not appear to be attractive to surrounding cities?

C. Section IV.⁹ Housing (pp. 2-27 through 2-36)

1. **Housing Choice** (p. 2-27 through 2-30): These policies speak to the importance of a range of housing choices (that is style, single family vs. multi-family – and range of cost) for residents and future residents of King County. These policies reinforce the Code provisions and goals for King County to encourage and support a range of housing at varying affordability levels.

U-402 Through subarea and regional planning with cities, incentives programs and funding initiatives, King County shall plan for housing to meet the needs of all economic segments of the population throughout the Urban Growth Area and within Rural Towns. King County shall plan for construction or preservation of housing units affordable to households as follows:

- 16% of housing stock should be affordable to households below 30% of the King County median income;
- ((24%)) 8% of housing stock should be affordable to households ((below)) between 30% and 50% of the King County median income;
- 17% of housing stock should be affordable to households between 50% and 80% of the King County median income;
- 20% of housing stock should be affordable to households between 80% and 120% of the King County median income; and
- 39% of housing stock should be affordable to households above 120% of the King County median income.

⁸ The entity made up of elected officials from the various jurisdictions within and including the County charged with creating and updating the CPPs.

⁹ Section III Economic Development has moved to its own chapter, Chapter 9.

U-402a King County should promote the preservation and development of affordable rental housing opportunities for households earning up to 90% of the King County median income by providing a range of incentives to private sector developers as well as incentives and subsidies to non-profit developers.

U-402b King County should promote the preservation and development of affordable ownership housing opportunities for households earning up to 115% of the King County median income by providing a range of incentives to private sector developers as well as incentives and subsidies to non-profit developers.

Issue:

The policies (above) are proposed to be amended or added to provide more specificity regarding King County's goals for housing at a range of affordability. These changes are made in part to comply or incorporate the goals as stated in King County Consortium Consolidated Housing and Community Development Plan for 2005-2009 and to comply with the CPPs which call for each comprehensive plan establishing specific goals.

Policy U-405a is an addition – that is intended to support the expansion of opportunities to build detached accessory dwelling units by reducing the minimum lot size requirement in the urban area. ***Similar changes are being contemplated for rural development that would tie accessory dwelling development to the capability of on-site septic systems to handle additional residents.***

U-405a King County shall promote development of attached accessory dwelling units in all urban residential zones. King County shall allow detached accessory dwelling units in all urban residential zones on lots greater than 5,000 square feet in size subject to compliance with supplemental parking, safety and setback requirements that may be required of the detached accessory unit.

Code Changes: Policy U-405 drives a change in KCC 21A., Proposed Ordinance 2008-0128, Section 19, page 40¹⁰ – to allow a detached accessory dwelling unit on lots of at least 5,000 square feet. Other changes to development regulations regarding accessory dwelling units will be reviewed with regard to the use of development rights.

2. Employer-assisted Housing

There is also a new policy regarding employer-assisted housing.

¹⁰ Copies of the proposed ordinances are found in the Committee members' binders.

U-418a King County should work with local employers to develop affordable employer-assisted housing opportunities located within walking distance of the employment site.

Issue:

Staff have already discussed with Executive staff potentially amending this policy to reflect some other standard for the proximity of the employer assisted housing – other than “walking distance” – which seems quite restrictive. It might be more appropriate to reference “within commuting distance by alternative modes of transportation” or something similar – indicating the goal is to be proximate – so that walking, biking and/or mass transit is available for the employee to travel between work and the housing.

3. Affordable Housing Development (p. 2-30 and 31):

The policies in this section address the need to coordinate planning and funding activities with regard to the provision of housing for low-, moderate- and middle-income households in King County. The assumption is housing serving “high” income households takes care of itself. The issue at hand is that the supply of affordable housing serving households up to 115% of the median income (\$89,600 for a household of 4) has not kept up with the increasing demand in the Puget Sound region due to the soaring costs associated with new housing construction.

Low-income housing (serving households earning up to 50 or 60% of the median income) nearly always requires subsidies – although there are some existing privately owned units (but very few) in this range. Policies emphasize the need for subsidies and the priorities for subsidies.

Housing for moderate-income households (earning 60-80% of the median) is generally provided by the private rental market (both existing and new units). However, redevelopment pressures, conversion to condos and high construction costs for new construction has increasingly squeezed this market. The policies emphasize the need to “support” the private market in preserving and producing these housing units. And, although ownership housing in this bracket is almost non-existent (except as subsidized housing or in some manufactured housing communities) – there are a few policies in this section addressing efforts to preserve or produce ownership housing for moderate-income households.

Finally, housing for middle-income households (earning 80 – 115%) is considered by the state to be over the threshold where public subsidies can be used to support the preservation or construction of units. The Comprehensive Plan promotes other ways King County can support the preservation and construction of these units through the land use Code, density bonuses, and other regulatory measures.

Three new policies in this section address Code changes that should make it “easier” to build affordable housing. The first, U-422a – provides density bonuses for “small” homes (as yet, undefined in Code). The second, U-422 calls for “expedited building permit review.” Time is (most definitely) money in the construction business. It benefits all housing developers to have expeditious permit review to reduce the amount of time the builder is paying land costs, etc. in preparation for building and bringing units on line that can produce income. Finally, Policy U-422c calls for reduced parking standards. Most “affordable units” have less need for parking as residents are typically taking advantage of mass transit or other options for commutes. The builder should determine the needed parking based on the demographics of the expected residents.

U-422a King County should provide density bonuses in all urban residential zones for the construction of small detached single-family homes limited in size by covenant, and for new manufactured housing units.

U-422b King County should provide expedited building permit review for all affordable housing projects that utilize affordable housing incentive programs, subsidies, tax abatement or tax credits.

U-422c King County should provide reduction in parking requirements for affordable housing projects that utilize affordable housing incentive programs, subsidies, tax abatement or tax credits.

Code Changes: All of the policies above recommend King County “should” pursue regulatory changes and changes in review time. However, no Code changes have been proposed at this time.

4. Use of surplus County property

King County has had existing policy¹¹ and Code provisions for prioritizing the use of County surplus property for affordable housing. The following amended policy proposes that these properties shall be “targeted” for housing development consistent with the Consolidated Plan and 10-Year Plan to End Homelessness.

U-426 King County should expand its use of surplus county-owned property and air-rights over county-owned property for affordable housing and should explore its use for other public benefits, such as human services, and consider conveyance of properties to public or nonprofit housing developers and agencies at below-market cost. ~~((In communities where the home ownership rate is lower than the county average, surplus county property~~

¹¹ Found at page 2-29:

U-418 King County ~~((should))~~ shall participate in ~~((developing and))~~ the 10 Year Plan to End Homelessness to sustain((ing)) and support a coordinated, regional response to homelessness that includes access to homelessness prevention services, emergency shelter, transitional housing, permanent affordable housing, and appropriate support services for homeless families, single adults, and youth.

~~shall be targeted for housing development that would expand the stock of owner-occupied, low- or moderate-income housing.))~~ Surplus county property shall be targeted for housing development that will be consistent with the King County Consortium Consolidated Plan and the 10 Year Plan to End Homelessness.

Issue:

A better choice of words might be these properties will be “prioritized” for development that is consistent with other County affordable housing plans.

5. Linking affordable housing development to health (p. 2-31)

Policy U-429a is new – and aligns with the framework policies regarding sustainable and “healthy” development patterns.

U-429a King County should integrate strategies that promote the goals of sustainable development and walkable neighborhoods in affordable housing development. King County should utilize the findings of the King County Climate Plan, the King County Healthscape Initiative and the King County Green Building Program to guide allocation of subsidies to non-profit developers and housing agencies.

Issue:

The intent of this policy is not clear. It implies that projects that apply for public subsidies may be prioritized or awarded points based on their compliance with these goals (promoted by the Executive). In meetings with Executive staff, changes to this policy to more clearly reflect the intent were expressed and revisions discussed.

6. Access to Affordable Housing (p. 2-33 through 2-34)

This section of policies speaks to siting of affordable housing so that it is available throughout the King County and integrated into communities. There are a few policies that literally address the physical configuration of housing to allow all types of people to use it – and need for subsidized housing in particular to be accessible to people with disabilities. Policy U-445 a is new and uses the now more accepted term of “universal design” – a design concept that strives for accessibility for all users, regardless of age or abilities. This policy also addresses to the goal of “sustainable communities” set forth in proposed FW 101.

U-445a King County should promote the incorporation of universal design and environmentally sustainable development concepts into any affordable housing development that receives incentives or subsidies from King County.

Issue:

Because “universal design” is a term-of-art as used in this context, a brief description would be appropriate.

7. New Housing Models (p. 2-35)

The only one substantive change to new housing models is U-453a, which provides:

U-453a Within the Urban Growth Area, King County shall promote the development and expansion of land trusts that provide affordable ownership opportunities.

Land trusts, which basically underwrite or subsidize the land costs of housing development – thereby reducing the cost of ownership housing – are a proven method increasing the stock of affordable ownership housing opportunities. Existing policy U-453 acknowledged land trusts as a strategy (among others). This new policy amplifies King County’s commitment to “promoting” land trusts.

D. Section V. Human Services (pp. 2-37 through 2-40). In this section, except for the introductory paragraphs, the Executive is proposing to delete existing narrative text and policies and replace them with the 2007 Council adopted Framework Policies for Human Services. These Framework Policies for Human Services guide the provision and coordination of human services throughout King County government. There are no issues with the policies themselves. However, this is another example of using identical policies adopted in other planning documents and including them in the Comprehensive Plan. As already discussed at an earlier briefing this approach has both its benefits and drawbacks.¹²

The introductory paragraphs on human services (p. 2-37) have not been amended since the 2004 version of the Comprehensive Plan. There have been two significant changes in funding of human services that may be worth highlighting in the year’s update. The first item is the Veterans and Human Services Levy, which was passed by King County voters in 2005. This funding stream brings in \$13.5 million annually six years, supporting programs for veterans, military personnel, their families and others in most need across King County. The second item is the one tenth of one percent sales tax authorized by the King County Council in November, 2007. This revenue stream will provide an estimated \$48 million annually for new and expanded mental health and substance abuse services, as well as therapeutic courts in King County.¹³ Collections for this revenue stream are set to begin on April 1, 2008 and expire on January 1, 2017.

¹² Sets the included human services policies for four years, as a modification to these policies could only occur on the four-year cycle. The drawback is no modification to these policies could occur for four years and should the Framework Policies for Human Services change, there is a conflict. If the Committee considers more of an incorporation approach, central staff develop options to ensure cross-referencing fulfills the Committee’s intent.

¹³ Housing was added to the tax-funded activities by the Washington State Legislature in late March, 2008.

These two sources strengthen the challenged human services funding, but are time limited and require reauthorization. Including information regarding these changes in the introduction would provide the reader with a better understanding of the limited resources available.

Issue:

While the policies themselves do not raise any concerns, their location in the Urban Communities Chapter creates a misapprehension that human services are only an urban concern.

The County has a role both regionally and as the local provider of services to all of unincorporated King County. For example in the proposed new policy **U-501**, found at page 2-39, the County's regional role is recognized:

King County has a regional role in human services, working with many partners to help those most in need.

Additionally, in the existing introductory paragraph at Section I "Regional Services," to Chapter 8 "Services, Facilities and Utilities," the County's human services role for all of unincorporated King County is affirmed:

King County government is a regional and local service provider. Types of regional services provided include transit, wastewater treatment, and solid waste management. **Local services provided to citizens of unincorporated urban King County and the ((#))Rural ((a))Area((s)) include police, building permits, and health and human services.**

To reinforce the point that human service policies do not only affect the urban communities, central staff discussed with Executive staff of moving this section out of Chapter 2 and developing a new section in Chapter 8. This move of text would set the tone that as the local provider of human services, King County serves all of unincorporated King County.

E. Section VI. Sustainable Development (pp. 2-41 through 2-42)

Most of the changes in this Section strengthen the County's commitment to building green and reducing the impact of development on the land.

1. Sustainable Development Policies pp. 2-41 through 2-42.

U-601 King County ((~~should~~)) shall incorporate sustainable development principles and practices into the design, construction and operation of county facilities and county-funded projects ((~~when economically feasible~~)).

~~((U-602 — The use of green building practices should be accomplished within traditional project budgets. If additional funds are sought for up-front costs, a life cycle cost analysis of the project should be completed to determine the long-term benefits of using green building practices.))~~

U-604 King County ~~((should))~~ shall leverage its purchasing power related to capital improvement projects to help expand the markets for green building products, including recycled-content materials and clean, renewable energy technologies.

Issue:

By replacing the “should” with shall in these policies, these policies move from “noncompulsory guidance” to a mandatory imperative.¹⁴ These policies support FW - 102, the proposed framework policy by which the County will achieve greenhouse gas reduction in its operations. See page Introduction-5. By removing the budgetary considerations in U-601 and the deletion of the entire U-602 policy reinforces that building sustainably will not have a budgetary consideration. The Committee may want to contemplate specific performance measures regarding the implementation of these policies to track the costs against the greenhouse gas reductions they are intended to provide.

U- 605 King County ~~((should))~~ shall encourage, support and promote the application of sustainable development practices in all private sector development within the county. This may be accomplished through working with residential and commercial developers to ~~((incorporate habitat conditions,))~~ reduce impervious surface areas, protect ground and surface water within a watershed, assure that habitat protection needs are incorporated into development proposals to the extent possible, incorporate greater use of green building materials and utilize systems that conserve or reuse resources, including those that use energy more efficiently. King County shall provide technical assistance and incentives for the use of sustainable development practices for private sector development, and shall collaborate with the private sector on potential future regulatory tools.

U-606 King County ~~((should))~~ shall identify and evaluate potential changes to land use development regulations and building codes to support and promote green building and low impact development. ~~((This may be accomplished through demonstration projects to guide the application and refinement of regulations such as zoning, and road and stormwater regulations.))~~

¹⁴ See glossary for definition of terms, pp. G-20 and G-19 respectively.

Issue:

These policies pertain to how the County will work with developers to encourage sustainable development in the private sector. Again, in both of these policies, the change to “shall” make the policies’ directives mandatory.

2. Low Impact Development Policies, p. 2-42

- U-607 King County (~~((should))~~) shall incorporate (~~((low-impact))~~) low impact development principles and practices into the design, construction and operation of all county facilities and county-funded projects to the fullest extent feasible.
- U-608 King County (~~((should))~~) shall work with residential and commercial developers to incorporate (~~((low-impact))~~) low impact development practices that protect native vegetation and soils, facilitate reuse of resources, such as reclaimed water, reduce the carbon footprint of the project, and reduce impervious surface. King County shall provide technical assistance and incentives for the use of low impact development practices for private sector developments.
- U-609 King County (~~((should))~~) shall identify and evaluate potential changes to land use development regulations and building codes to support and promote (~~((low-impact))~~) low impact development. (~~((This may be accomplished through demonstration projects to guide application and refinement of regulations such as zoning, subdivision, roads and stormwater regulations~~

The amendments to U607 through 609 strengthen the County’s commitment to low impact development (“LID”). To be the leader in promoting LID, the Executive is proposing to make what were previously noncompulsory guidance policies to mandatory policies. At policy U-609 the County is committing to review its development codes to encourage LID. Even though there is no time period within which this review must occur, by being using the word “shall” the policy becomes, by definition imperative.

Review by central staff suggests that there may be other opportunities as regards low impact development and staff can to develop specific and reasonable options for amendments.

ATTACHMENTS:

1. Attachment A to Ordinance 15887 (adopted Human Services Framework Policies)



King County

15887

2007-0243 Attachment A

Framework Policies for Human Services

Purpose

Human services are important social supports that help advance the well-being of King County's residents and communities. The purpose of the Framework Policies for Human Services is to communicate King County government's role in human services, the goals we seek to achieve, and the principles that will underlie our investments. This document supersedes the 1999 Framework Policies for Human Services.

HS-1: King County has a regional role in human services, working with many partners to help those most in need

King County will work as one partner among many to promote healthy families and safe communities. In concert with federal, state, and local governments, service providers, non-profit organizations, foundations, faith communities, businesses, schools, the criminal justice system and others, King County will seek to build and sustain a coordinated regional human services system to provide services, supports, safety and opportunity to those most in need.

In carrying out its role, King County government will:

1. Work with other jurisdictions and organizations to define a regional human services system and strengthen financing, access, and overall effectiveness of services.
2. Collaborate with other funders to assure coordination in how funds are used, and continue to explore improvements to system design, contracting, data collection and analysis.
3. Retain responsibility for the development and implementation of mandated countywide specialty systems for mental health, drug and alcohol abuse and dependency, veterans, public health, and developmental disabilities services.
4. Define its regional role in other human service systems, including aging, domestic violence, sexual assault, and youth and family services.
5. Assess and measure the health and needs of King County's citizens on an ongoing basis and modify strategies to respond to changing needs, outcomes, and new research.
6. Review the effectiveness and appropriateness of this policy framework periodically and revise if needed.

HS-2: King County's priorities for human service investments will be programs and services that help to stabilize and improve people's lives, and prevent or reduce emergency medical and criminal justice system involvement and costs

King County will focus resources and efforts on programs and services that continue to improve individual and community quality of life, counterbalance growth in areas costly to communities

and taxpayers, and preserve the resources necessary to collaborate as a true partner in regional human service systems. The following priority investment areas are consistent with other regional plans and initiatives:

1. Effective intervention and prevention strategies
2. Job readiness and employment to increase self-sufficiency
3. Prevention and elimination of homelessness
4. Services that reduce the growth of emergency medical and criminal justice system involvement and costs

HS-3: King County will apply principles that promote effectiveness, accountability and social justice

King County embraces the following principles in its human service actions and investments:

1. King County will provide information to the community on its human services planning and evaluation activities, funding processes and criteria, and the results of its investments in a transparent and accountable manner.
2. King County will uphold federal, state, and local laws against discrimination; promote culturally competent and relevant service delivery; and work to end disparities in social, health and economic status among people of different racial and ethnic backgrounds.
3. King County will encourage service approaches that promote recovery and support individuals and families to achieve their full potential to live meaningful and productive lives in the community.
4. King County will foster integration of systems of care through increased information sharing across agencies and programs for the purpose of improved service delivery, coordination and outcomes.
5. Together with its partners, King County will assess and respond to changing human service needs and use data, research, innovation, analysis, and evidence-based practices to drive its investments.

Chapter 2 Amended and New Policies in 2008 Comp Plan	Executive Rationale for Change or Addition of Policy	Staff Comment
<p>U-102 The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 2001-2022. These lands should include only those lands that meet the following criteria((-)):</p> <ul style="list-style-type: none"> a. Are characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years; b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services; c. Respect topographical features ((which)) <u>that</u> form a natural edge such as rivers and ridge lines; d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions; e. Are included within the Bear Creek Urban Planned Development (UPD) sites; and f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process. 	Grammar correction	
<p>U-104 a <u>Existing or proposed churches in the Rural Area may be included within the Urban Growth Area when all of the following criteria are met:</u></p> <ul style="list-style-type: none"> a. <u>The church property must have an interior lot line as defined by 21A.06.730 that is adjacent to the original Urban Growth Area boundary as established by the 1994 King County Comprehensive Plan, excluding the Rural City Urban Growth Areas and excluding UGA boundaries established through the 4 to 1 Program; and</u> b. <u>The church property shall not be adjacent to an Agricultural Production District or the Forest Production District; and</u> c. <u>Sewer service is required once the property is included in the UGA; and</u> d. <u>Direct vehicular access to a principal arterial road is required; and</u> e. <u>The church property shall be included in the Potential Annexation Area of the appropriate city at the same time it is included in the UGA.</u> 	New policy to address existing and proposed churches that are adjacent to the Urban Growth Area boundary.	Under review and to be discussed at Area Zoning Study meetings.

Chapter 2 Amended and New Policies in 2008 Comp Plan	Executive Rationale for Change or Addition of Policy	Staff Comment
U-110 King County shall work with cities, especially those designated as urban centers, in collaborative efforts that result in transfers of <u>development rights</u> (density) from the Rural Area.	Incorrect word usage. Changed to reflect consistency with Chapter 3 TDR section.	Technical
U-111a <u>King County will work with cities, the community, and developers to design communities and development projects that employ techniques that reduce heat absorption throughout the community and the region.</u>	New policy initiative	“Cool design” policy; may be better placed in Section V of this Chapter
U-117 King County should apply the urban residential, low land use designation: to protect floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and urban separators. The residential density for land so designated should be maintained at one unit per acre, provided that lands that are sending sites under the Transfer of <u>Development Rights</u> (Density) Program may transfer density at a rate of at least four units per acre.	Incorrect word usage. Changed to reflect consistency with Chapter 3 TDR section.	Technical
U-122 King County shall not approve proposed zoning changes to increase density within the Urban Area unless: a The development will be compatible with the character and scale of the surrounding neighborhood; b Urban public facilities and services are adequate, consistent with adopted levels of service and meet GMA concurrency requirements, including King County transportation concurrency standards; c The proposed density change will not increase unmitigated adverse impacts on environmentally (sensitive) critical areas, either on site or in the vicinity of the proposed development; d The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; and e The proposal is consistent with the adopted city comprehensive plan for the Potential Annexation Area where the rezone is located if the proposed density exceeds eight dwelling units per acre. If the city is not planning for urban densities and efficient land use patterns	Changed to be consistent with the Critical Areas Ordinance.	Technical

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<p>consistent with the Countywide Planning Policies, then this paragraph shall not apply.</p>		
<p>U-124 ((King County supports increases in urban residential density through a rezone or a proposal to increase density through the density transfer or density incentive programs when the proposal will help resolve traffic, sewer, water, parks or open space deficiencies in the immediate neighborhood or will help promote physical activity by providing trail linkages and connections to services.)) Once a property is approved for upzone in accordance with U-122 above, then the property owner shall purchase Transferable Development Rights (TDRs) for the additional market-rate units. TDRs shall not be required for affordable units or other public purposes and policy goals as appropriate.</p>	<p>To ensure and strengthen the value of the TDR commodity. Granting up-zones for market rate density in potential urban receiving areas without a TDR requirement undermines the market and value of the TDR commodity.</p>	<p>Purchasing of TDR will be an added cost to urban upzones.</p>
<p><u>U-124a</u> <u>Unincorporated urban lands that are proposed for increased density by means of a quasi-judicial rezone shall require TDRs for 100% of additional residential units that result from the increase in zoned capacity. TDRs shall be required for a portion of the additional market-rate units when the proposal will provide affordable housing, infill development in older urban areas, and when other public purposes or policy goals will be achieved.</u></p>	<p>To ensure and strengthen the value of the TDR commodity. Granting up-zones for market rate density in potential urban receiving areas without a TDR requirement undermines the market and value of the TDR commodity.</p>	<p>Purchasing of TDR will be an added cost to urban upzones.</p>
<p>U-126 Density incentives should encourage private developers to: provide innovative affordable housing, significant open space, trails and parks; <u>use the Transfer of Development Right Program; ((to)) locate development</u> close to transit; ((to)) participate in historic preservation; and ((to)) include energy conservation measures exceeding state requirements.</p>	<p>Edits made to mention that the TDR program is part of the Density Incentive set of options.</p>	<p>Technical</p>
<p>U-135 New urban residential developments should provide recreational space, community facilities and neighborhood circulation for pedestrians and bicyclists to increase opportunities for physical activity.</p>	<p>grammatical correction.</p>	
<p>U-149 Within unincorporated activity centers, the following zoning is appropriate: Urban Residential with a density of twelve to forty-eight dwelling units per acre; ((Regional Business)); Community Business; Neighborhood Business; Office and Industrial.</p>	<p>RB zoning reference deleted because the only unincorporated activity center is White Center – the White Center Community Plan does not permit RB zoning.</p>	<p>Brings policy into consistency with adopted White Center Plan.</p>
<p>U-151 The size, uses and boundaries of unincorporated activity centers should be</p>	<p>Changed to be consistent with the Critical Areas Ordinance.</p>	

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<p>consistent with the following criteria:</p> <ul style="list-style-type: none"> a. More than forty acres in size, excluding land needed for surface water management or protection of environmentally ((sensitive)) <u>critical</u> areas; b. Retail space based on the amount of residential development planned for the surrounding area to provide for community and regional shopping needs; and c. Retail space should not exceed sixty acres and 600,000 square feet unless it is served by direct freeway access by a principal or minor arterial and is well served by transit. 		
<p>U-157 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:</p> <ul style="list-style-type: none"> a. Retail stores and services; b. Professional offices; c. Community and human services; and d. Multifamily housing as part of a mixed-use development, with residential densities of <u>at least 12</u> ((to 48)) units per acre when well served by transit. 	Promotes higher residential density in mixed use development.	Need to revise Code to conform to policy
<p>U-160 The specific size and boundaries of community business centers should be consistent with the criteria listed below.</p> <ul style="list-style-type: none"> a. More than ten acres and up to 40 acres in size, excluding land needed for surface water management or protection of environmentally ((sensitive)) <u>critical</u> areas; b. Designed to provide shopping and services for a market population of 15,000 to 40,000 people; c. Located one to three miles from an unincorporated activity center or from another community business center. May be located less than two miles from a neighborhood business center when it is demonstrated the neighborhood business center will not be adversely affected; and d. Must be located at the intersection of two principal or minor arterials. 	Changed to be consistent with the Critical Areas Ordinance	
<p>U-162 Neighborhood business centers in urban areas should include primarily retail stores</p>	Promotes higher residential density in mixed use	Need to revise Code to conform to policy

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<p>and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded. Neighborhood business centers should include the following mix of uses:</p> <ul style="list-style-type: none"> a. Retail stores and services; b. Professional offices; and c. Multifamily housing as part of a mixed-use development with residential densities up to 12 units per acre when convenient to a minor arterial. Higher densities ((of 12 to 18 units per acre)) are appropriate when the center is ((convenient to a principal arterial)) <u>well served by transit.</u> 	<p>development.</p>	
<p>U-178 The review and approval process for a Fully Contained Community (FCC) permit shall be the same as that for an Urban Planned Development (UPD) permit, except the following additional criteria shall be met, pursuant to the provisions of RCW 36.70A.350:</p> <ul style="list-style-type: none"> a. New infrastructure (including transportation and utilities infrastructure) is provided for and impact fees are established and imposed on the FCC consistent with the requirements of RCW 82.02.050; b. Transit-oriented site planning and traffic demand management programs are implemented in the FCC. Pedestrian, bicycle, and high occupancy vehicle facilities are given high priority in design and management of the FCC; c. Buffers are provided between the FCC and adjacent non-FCC areas. Perimeter buffers located within the perimeter boundaries of the FCC delineated boundaries, consisting of either landscaped areas with native vegetation or natural areas, shall be provided and maintained to reduce impacts on adjacent lands; d. A mix of uses is provided to offer jobs, housing, and services to the residents of the new FCC. No particular percentage formula for the mix of uses should be required. Instead, the mix of uses for a FCC should be evaluated on a case-by-case basis, in light of the geography, market demand area, demographics, 	<p>Minor edit for consistency.</p>	

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<p>transportation patterns, and other relevant factors affecting the proposed FCC. Service uses in the FCC may also serve residents outside the FCC, where appropriate;</p> <ul style="list-style-type: none"> e. Affordable housing is provided within the new FCC for a broad range of income levels, including housing affordable by households with income levels below and near the medium income for King County((-)); f. Environmental protection has been addressed and provided for in the new FCC, at levels at least equivalent to those imposed by adopted King County environmental regulations; g. Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas. Such regulations shall include but are not limited to rural zoning of adjacent ((#))Rural ((a))Areas, FCC permit conditions requiring sizing of FCC water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban areas; and/or FCC permit conditions prohibiting connection by property owners in the adjacent Rural Area (except public school sites) to the FCC sewer and water mains or lines; h. Provision is made to mitigate impacts of the FCC on designated agricultural lands, forest lands, and mineral resource lands; and i. The plan for the new FCC is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170. <p>For purposes of evaluating a FCC permit the following direction is provided: The term "fully contained" is not intended to prohibit all interaction between a FCC and adjacent lands but to limit impacts on adjacent lands and contain them within the development site as much as possible. "Fully contained" should be achieved through the imposition of development conditions that limit impacts on adjacent and nearby lands and do not increase pressures on adjacent lands for urban development. "Fully contained" is not intended to mandate that all utilities and public</p>		

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	service needed by an urban population both start and end within the property (since sewer, water, power, and roads, are of such a nature that the origin and/or outfall cannot reasonable both exist within the property boundaries), but that the costs and provisions for those utilities and public services that are generated primarily by the FCC (schools, police, parks, employment, retail needs) be reasonably accommodated within its boundaries and not increase pressure for more urban development on adjacent properties.			
U-181	Designated urban separators should be preserved through park, trail and open space acquisitions ((7)) ; incentive programs such as the Transfer of Development <u>Rights</u> ((Credit)) program ((7)) ; the Public Benefit Rating System program and regulatory measures.	Incorrect word usage. Changed to reflect consistency with Chapter 3 TDR section.		
U-183	King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall retain their ((r)) Rural ((a)) Area designations and should generally be configured in such a way as to connect with open space on adjacent properties.	Minor edit for consistency.		
U-184	King County shall use the following criteria for evaluating open space in Four-to-One proposals: <ul style="list-style-type: none"> a. Quality of fish and wildlife habitat areas; b. Connections to regional open space systems; c. Protection of wetlands, stream corridors, ground((-))water and water bodies; d. Unique natural, biological, cultural, historical, or archeological features; and e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line. 	grammar		
U-185	King County shall preserve the open space acquired through this program primarily as natural areas, passive recreation sites or resource lands for farming or forestry. King County may allow the following additional uses only if located on a small portion of the open space, provided that these uses are found to be compatible with the site's natural open space values and functions such as	Critical changed to be consistent with the Critical Areas Ordinance. Minor grammatical correction.		

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<p>those listed in the preceding policy((:));</p> <ul style="list-style-type: none"> a. Trails; b. Natural-appearing stormwater facilities; c. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the ((Sensitive)) <u>Critical Area Ordinance</u>; and d. Active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five ((permit)) percent of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by K.C.C. Title 21A. 		
<p>U-186 Land added to the Urban Growth Area under this policy shall meet the density requirements, shall be physically contiguous to the existing Urban Growth Area, <u>unless there are limitations due to the presence of critical areas</u> and shall be able to be served by sewers and other efficient urban services and facilities. <u>Transfer of Development Rights shall be used to achieve no less than 50% of the allowed density on the land added to the Urban Growth Area.</u> In some cases, lands must meet affordable housing requirements under this program. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres.</p>	<p>To be consistent with Chapter 3 R-219(d):</p> <p>To increase the amount of rural land preservation upon future expansions of the UGA;</p> <p>To increase demand for TDRs</p>	<p>Working with executive staff to eliminate unintended consequence of urban islands</p>
<p>U-201 In order to meet the Growth Management Act and the regionally adopted Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in ((rural areas)) <u>the Rural Area</u>, King County shall encourage annexation of the remaining urban unincorporated area. The county may also act as a contract service provider where mutually beneficial.</p>	<p>Edit for consistency.</p>	
<p>U-401 King County shall work with cities and the private sector to encourage a wide range of housing within the Urban Growth Area to meet the needs of our diverse population, support economic growth, ensure an equitable and rational distribution of low-income and affordable housing throughout the county and provide housing choices for people of all</p>	<p>grammar</p>	<p>Technical amendment</p> <p>Ensures language consistency.</p>

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income levels.		
<p>U-402 Through subarea and regional planning with cities, incentives programs and funding initiatives, King County shall plan for housing to meet the needs of all economic segments of the population throughout the Urban Growth Area and within Rural Towns. King County shall plan for construction or preservation of housing units affordable to households as follows:</p> <ul style="list-style-type: none"> • <u>16% of housing stock should be affordable to households below 30% of the King County median income;</u> • <u>24% 8% of housing stock should be affordable to households ((below)) between 30% and 50% of the King County median income;</u> • 17% of housing stock should be affordable to households between 50% and 80% of the King County median income; • 20% of housing stock should be affordable to households between 80% and 120% of the King County median income; and • 39% of housing stock should be affordable to households above 120% of the King County median income. 	<p>Editing to reflect the current and anticipated magnitude of need for affordable housing for households earning more than 30% of King County median income.</p> <p>Creates two separate targets for households earning less than 50% of median income. One target will be for those earning 30-50% of median income and the second target is for those earning less than 30% of median income.</p>	<p>Technical amendment - clarifying amendment to be consistent with King County Consolidated Plan for Housing and Community Development</p> <p>No related code change</p>
<p><u>U-402a King County should promote the preservation and development of affordable rental housing opportunities for households earning up to 90% of the King County median income by providing a range of incentives to private sector developers as well as incentives and subsidies to non-profit developers</u></p>	<p>New policy supporting higher income thresholds for incentives to support affordable rental housing development and preservation.</p>	<p>No related code change at this time.</p> <p>Incentives via future code changes such as density bonuses, targeted TDRs, impact fee waivers and other measures can preserve and/or produce more units in this price range.</p>
<p><u>U-402b King County should promote the preservation and development of affordable ownership housing opportunities for households earning up to 115% of the King County median income by providing a range of incentives to private sector developers as well as incentives and subsidies to non-profit developers.</u></p>	<p>New policy supporting higher income thresholds for incentives to support affordable ownership housing development and preservation.</p>	<p>No related code change at this time.</p> <p>Incentives via future code changes such as density bonuses, targeted TDRs, impact fee waivers and other measures can preserve and/or produce more units in this price range.</p>
<p><u>U-405a King County shall promote development of attached accessory dwelling units in all urban residential zones. King County shall allow detached accessory dwelling units in all urban</u></p>	<p>New policy supporting the expansion of opportunities to build detached accessory dwelling units by reducing the</p>	<p>Zoning code change proposed to allow detached accessory dwelling units on lots</p>

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residential zones on lots greater than 5,000 square feet is size subject to compliance with <u>supplemental parking, safety and setback requirements that may be required of the detached accessory unit.</u>	minimum lot size requirement (decreases the minimum lot size from 10,000 square feet to 5,000 square feet.)	of 5,000 square feet or larger. Proposed Ordinance 2008-0128, Section 19, page 40.
U-406 King County (((should))) <u>shall</u> work with other jurisdictions to eliminate barriers for (((low-income))) <u>affordable</u> and special needs housing development.	Editing to reflect stronger support for work with other jurisdictions to minimize regulatory barriers to housing for low-income and special needs households.	Change to “shall” means King County <u>will be</u> pursuing these activities. No related code change.
U-415 King County (((should))) <u>shall</u> work with cities and community representatives to establish new, countywide funding sources for housing development, preservation and related services, such that each city and King County contribute on an equitable basis.	Editing to reflect stronger support for expansion of funding sources for affordable housing development.	Editing to reflect stronger support for work with other jurisdictions to minimize regulatory barriers to housing for low-income and special needs households.
U-416 King County (((should))) <u>shall</u> work with other jurisdictions, housing developers, and service providers throughout the state to urge federal and state government to expand both capital and operating funding for low-income housing, including low-income housing for people with special needs.	Editing to reflect stronger commitment to expand fiscal capacity for affordable and special needs housing development .	Editing to reflect stronger support for work with other jurisdictions to minimize regulatory barriers to housing for low-income and special needs households.
U-418 King County (((should))) <u>shall</u> participate in (((developing and))) <u>the 10 Year Plan to End Homelessness to sustain((ing)) and support</u> a coordinated, regional response to homelessness that includes access to homelessness prevention services, emergency shelter, transitional housing, permanent affordable housing, and appropriate support services for homeless families, single adults, and youth.	Editing to reflect strong support for the 10 Year Plan to End Homelessness.	Editing to reflect stronger support for work with other jurisdictions to minimize regulatory barriers to housing for low-income and special needs households.
U-418a King County <u>should</u> work with local employers to <u>develop affordable employer assisted housing opportunities located within walking distance of the employment site.</u>	New policy supporting employer assisted housing to provide affordable housing for workers close to their employers.	No related code change at this time. Staff recommend potentially changing “walking distance” qualifier to something related to “commute distance” that provides a bit more flexibility.
U-419 Density bonuses and other incentives (((should))) <u>shall</u> be available to both single-family and multifamily developments (((that provide))) <u>to</u>	Editing to reflect strong support for density bonus incentives.	Editing to reflect stronger support for work with other

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promote development of affordable rental or ownership housing (affordable to low- and moderate-income households and households with special needs.))		jurisdictions to minimize regulatory barriers to housing for low-income and special needs households.
U-420 ((To reduce development costs for affordable housing projects,)) King County shall exempt payment of impact fees to <u>promote development of affordable rental or ownership housing</u> (for housing units that will serve low-income households with incomes which do not exceed 80% of the median)).	Editing to reflect support for impact fee waiver programs that provide incentives to rental and ownership housing developments affordable to households at a variety of income levels.	Editing to reflect stronger support for work with other jurisdictions to minimize regulatory barriers to housing for low-income and special needs households.
U-421 King County should explore methods to expedite plan reviews for <u>affordable</u> housing projects ((serving low- and moderate-income households)), in coordination with other incentive or subsidy programs.	Editing to clarify that support for expedited plan review may extend to a variety of affordable housing projects independent of the exact income level affordability provided by the project.	Editing to reflect stronger support for work with other jurisdictions to minimize regulatory barriers to housing for low-income and special needs households.
U-422a <u>King County should provide density bonuses in all urban residential zones for the construction of small detached single-family homes limited in size by covenant, and for new manufactured housing units.</u>	New policy supporting the use of density bonus provisions to support housing types that tend to be affordable.	No related code change at this time. Could result in future code changes to expand density bonus provisions – at the time “small” would need to be defined.
U-422b <u>King County should provide expedited building permit review for all affordable housing projects that utilize affordable housing incentive programs, subsidies, tax abatement or tax credits.</u>	New policy supporting expedited building permit review for affordable housing projects.	No related code change at this time – could result in future code change – or Director’s rule?
U-422c <u>King County should provide reduction in parking requirements for affordable housing projects that utilize affordable housing incentive programs, subsidies, tax abatement or tax credits.</u>	New policy supporting reductions of development standards to provide additional incentives to affordable housing developers.	No code change proposed at this time. Could result in future code changes to increase reductions in development standards for affordable housing projects.
U-426 King County should expand its use of surplus county-owned property and air-rights over county-owned property for affordable housing and should explore its use for other public benefits, such as human services, and consider conveyance of properties to public or nonprofit	Editing to “target” the sale of surplus sites for affordable housing in a manner that supports King County’s emphasis at implementing the 10 Year Plan to End	No change proposed at this time. Could result in future code changes to terms for sale of surplus property for

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<p>housing developers and agencies at below-market cost. ((In communities where the home ownership rate is lower than the county average, surplus county property shall be targeted for housing development that would expand the stock of owner-occupied, low- or moderate-income housing.)) <u>Surplus county property shall be targeted for housing development that will be consistent with the King County Consortium Consolidated Plan and the 10 Year Plan to End Homelessness.</u></p>	<p>Homelessness as well as ensuring consistency with the King County Consortium Consolidated Plan.</p>	<p>affordable housing.</p> <p>Council staff suggest better term might be property should be “prioritized” vs. “targeted”. Not sure if intent is to prioritize surplus property use for very-low income projects.</p>
<p>U-429a <u>King County should integrate strategies that promote the goals of sustainable development and walkable neighborhoods in affordable housing development. King County should utilize the findings of the King County Climate Plan, the King County Healthscape Initiative and the King County Green Building Program to guide allocation of subsidies to non-profit developers and housing agencies.</u></p>	<p>New policy supporting environmentally responsible affordable housing development and supporting development patterns that promote walking and health.</p>	<p>No change needed. Could result in future code changes to require environmentally sensitive development.</p> <p>Aligns with framework policies – potential extra costs to developers?</p>
<p>U-431 King County should explore land use and financial incentives to preserve and improve existing housing in redeveloping areas through the use of programs such as transfer of development rights, tax credits and tax abatements for low-income housing and tax abatements and restoration loans for housing designated as a ((n)) historic landmark.</p>	<p>Grammatical correction.</p>	
<p>U-435 King County ((should)) <u>shall</u> support ongoing efforts to maintain and preserve existing mobile home parks, at an appropriate level of safety and habitability, as a source of affordable housing for low-income homeowners through zoning, funding for acquisition and rehabilitation of parks and homes.</p>	<p>Editing to reflect stronger support for the preservation of affordable housing opportunities provided by existing mobile home parks.</p>	<p>No code change proposed at this time. Could result in future code changes regarding manufactured housing and mobile home parks.</p>
<p>U-440 King County should ((explore)) <u>develop and adopt</u> standards for publicly funded housing that will:</p> <ul style="list-style-type: none"> a. Increase the ability of people with special needs to visit or have physical access to housing units regardless of their residency status; b. Allow household members to age in place; and c. Include universal design principles that increase the amount of housing that is accessible and usable by all persons. 	<p>Editing to reflect stronger support to provide housing that meets the needs of households with special needs for accessibility.</p>	<p>No code change proposed at this time. Could result in future code changes to require “universal design” – to meet standards of “accessibility” in subsidized development projects.</p>
<p>U-445a King County should promote the incorporation of</p>	<p>New policy supporting universal</p>	<p>See comment above</p>

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universal design and environmentally sustainable development concepts into any <u>affordable housing development that receives incentives or subsidies from King County.</u>	design in new affordable housing projects.	
U-453 King County ((should)) <u>shall</u> encourage new housing models by supporting projects such as owner-built housing, land trusts for rental and ownership housing, and other innovative developments.	Editing to reflect stronger support for the development of innovative housing models.	Could result in future code changes to allow innovative housing type construction.
U-453a <u>Within the Urban Growth Area, King County shall promote the development and expansion of land trusts that provide affordable ownership opportunities.</u>	New policy supporting the use of land trusts to support housing affordability.	Land trusts are viable model for ownership – probably needs no regulatory changes unless design flexibility for co-housing type projects is promoted also.
U-456 King County ((should support)) <u>shall promote</u> cottage-style housing development that clusters a limited number of small-scale detached units around a common green space at a density level that is up to twice that allowed by base density. The general character and size of cottage-style development should be controlled in the same manner that creates compatibility with a single-family neighborhood.	Editing to reflect stronger support for cottage housing development.	No code change proposed at this time. Could result in future code changes to facilitate development of smaller/affordable units. Density bonuses should require affordability criteria.
((U-501 King County, in partnership with other jurisdictions, should help provide access to a range of prevention, intervention and rehabilitative human services for all residents of King County. Access to human services should be available in all areas of the county. In order to achieve the goal of equitable countywide distribution, residential human service facilities should be encouraged to locate in areas of King County where factors such as high property costs currently discourage their location. In communities where there is a disproportionate share of human service facilities and providers located, King County should provide community amenities such as parks, transit improvements, sidewalks, and community centers.))	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	Replaced by new Human Services Framework policies.
((U-502 King County should lead the development and implementation of quality, countywide human service systems for its mandated service areas (mental health, drug and alcohol, people with developmental disabilities, veterans, and public health services). King County should execute this role chiefly through the mandates, guidelines, and funding provided by the State of Washington and/or the federal government.))		Replaced by new Human Services Framework policies.
((U-503 King County, in partnership with other	The King County Department of	Replaced by new

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jurisdictions, should support nonmandated regional human service systems for persons most in need.))	Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	Human Services Framework policies.
((U-504 King County should provide local services such as family, youth, and senior social and recreation programs; local food and clothing banks and community referral for residents of the unincorporated area.))	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	Replaced by new Human Services Framework policies.
<p>((U-505 King County should promote healthy families and safe communities by supporting activities that help attain the following community goals throughout King County:</p> <ul style="list-style-type: none"> a. Feed to eat and a roof overhead. Ensure that the essential food and housing needs of all people in King County are met. b. Supportive relationships within families, neighborhoods, and communities. Ensure all people in King County experience positive and supportive relationships in their families and communities. c. A safe haven from all forms of violence and abuse. Ensure that all people in King County are safe and feel secure in schools, in their homes, and in their communities. d. Health care to be as physically and mentally fit as possible. Promote and enhance the health of all people in King County, and assist them to attain and maintain the greatest functional independence as possible. e. Education and job skills to lead an independent life. Help all people in King 	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	Replaced by new Human Services Framework policies.

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County become as economically self-sufficient as their abilities permit.))		
((U-506 King County policies and regulations should help promote easy access to jobs, housing, and services. In establishing and carrying out policies and regulations regarding land use, transportation, economic development, facilities, and related areas, King County should promote access to and availability of human services and affordable housing for low-income residents and communities.))	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	Replaced by new Human Services Framework policies.
((U-507 King County should ensure that its involvement in human services is sensitive to the cultural, economic, and social diversity of King County. Toward that end, King County should promote culturally competent and culturally relevant service delivery; uphold federal, state, and local laws against discrimination; work to remove obstacles that impair residents' ability to access human services and affordable housing; and provide opportunities for diverse representation of people and interests on King County's boards, commissions, advisory committees, and planning processes.))	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	Replaced by new Human Services Framework policies.
((U-509 King County should work in the federal, state, and local government arenas, and with the private sector, to garner additional human services and affordable housing resources for King County residents to help further the community goals. This work may include legislative advocacy, pursuit of grant funds, regulatory changes, and related actions.))	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	Replaced by new Human Services Framework policies.
((U-510 King County should conduct an ongoing assessment and evaluation cycle to help ensure its activities and use of resources for human services are responsive to changing needs in the five community goal areas and other King County human services priorities.))	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services.	Replaced by new Human Services Framework policies.

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	This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	
((U-511 King County should periodically, but no fewer than every three years, produce a King County Human Services Recommendation Report that describes strategies that King County will pursue during the period covered by the Report.))	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	Replaced by new Human Services Framework policies.
((U-512 King County should encourage and facilitate broad community participation — including consumers and providers of services — in developing the King County Human Services Report, and in the provision and evaluation of human services.))	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	Replaced by new Human Services Framework policies.
((U-513 King County should actively coordinate with other local, regional, state, federal, and private human services efforts in order to ensure that its human service activities, including the use of resources, complement the programs and activities of others. Wherever feasible, King County should participate in joint assessments with other funders to analyze human service trends and needs.))	The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new	Replaced by new Human Services Framework policies.

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<p>((U-514 Together with its community partners, King County should help to establish and monitor key indicators of overall social and health conditions in King County. The information shall be used to help determine progress towards meeting the five community goals identified in U-505.))</p>	<p>regional policy framework.</p> <p>The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.</p>	<p>Replaced by new Human Services Framework policies.</p>
<p>U-501 <u>King County has a regional role in human services, working with many partners to help those most in need.</u></p>	<p>The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.</p>	<p>Incorporation of Human Services Framework policies. Better located in Chapter 8.</p>
<p>U-502 <u>In carrying out its role in human services, King County government will:</u></p> <ul style="list-style-type: none"> a. <u>Work with other jurisdictions and organizations to define a regional human services system and strengthen financing, access and overall effectiveness of services.</u> b. <u>Collaborate with other funders to assure coordination in how funds are used, and continue to explore improvements to system design, contracting, data collection and analysis.</u> c. <u>Retain responsibility for the development and implementation of mandated countywide specialty systems for mental health, drug and alcohol abuse and dependency, veterans, public health, and developmental disabilities services.</u> d. <u>Define its regional role in other human service systems, including aging, domestic violence, sexual assault, and youth and family services.</u> 	<p>The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.</p>	<p>. This change will provide consistency with the newly adopted regional policy framework for the provision of human services throughout King County.</p>

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<p>e. <u>Assess and measure the health and needs of King County's citizens on an ongoing basis and modify strategies to respond to changing needs, outcomes, and new research.</u></p> <p>f. <u>Review the effectiveness and appropriateness of this policy framework periodically and revise if needed.</u></p>		
<p><u>U-503 King County's priorities for human service investments will be programs and services that help to stabilize and improve people's lives, and prevent or reduce emergency medical and criminal justice system involvement and costs.</u></p>	<p>The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.</p>	<p>. This change will provide consistency with the newly adopted regional policy framework for the provision of human services throughout King County.</p>
<p><u>U-504 King County will focus resources and efforts on programs and services that continue to improve individual and community quality of life, improve equity and social justice, counterbalance growth in areas costly to communities and taxpayers, and preserve the resources necessary to collaborate as a true partner in regional human service systems. The following priority investment areas are consistent with other regional plans and initiatives:</u></p> <p>a. <u>Effective intervention and prevention strategies;</u></p> <p>b. <u>Job readiness and employment to increase self-sufficiency;</u></p> <p>c. <u>Prevention and elimination of homelessness; and</u></p> <p>d. <u>Services that reduce the growth of emergency medical and criminal justice system involvement and costs.</u></p>	<p>The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.</p>	<p>Incorporation of Human Services Framework policies. Better located in Chapter 8.</p>
<p><u>U-504 King County will apply principles that promote effectiveness, accountability and social justice.</u></p>	<p>The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the</p>	<p>Incorporation of Human Services Framework policies. Better located in Chapter 8.</p> <p>Duplicated number needs correction.</p>

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	Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.	
<p>U-504 <u>King County embraces the following principles in its human service actions and investments:</u></p> <ul style="list-style-type: none"> a. <u>King County will provide information to the community on its human services planning and evaluation activities, funding processes and criteria, and the results of its investments in a transparent and accountable manner;</u> b. <u>King County will uphold federal, state and local laws against discrimination; promote culturally competent and relevant service delivery; and work to end disparities in social, health and economic status among people of different racial and ethnic backgrounds;</u> c. <u>King County will encourage service approaches that promote recovery and support individuals and families to achieve their full potential to live meaningful and productive lives in the community;</u> d. <u>King County will foster integration of systems of care through increased information sharing across agencies and programs for the purpose of improved service delivery, coordination and outcomes; and</u> e. <u>Together with its partners, King County will assess and respond to changing human service needs and use data, research, innovation, analysis and evidence-based practices to drive its investments.</u> 	<p>The King County Department of Community and Human Services has participated in the development of a new regional policy framework for the provision of human services. This new policy framework replaces the previous policies which were based on the former regional policy framework. The proposed changes to the Comprehensive Plan are intended to conform and provide consistency with the new regional policy framework.</p>	<p>Incorporation of Human Services Framework policies. Better located in Chapter 8.</p> <p>Duplicated number needs correction.</p>
<p>U-601 King County ((should)) <u>shall</u> incorporate sustainable development principles and practices into the design, construction and operation of county facilities and county-funded projects ((when economically feasible)).</p>	<p>Strengthen existing policy</p>	<p>Now mandatory policy and eliminates cost as a consideration.</p>
<p>((U-602 The use of green building practices should be accomplished within traditional project budgets. If additional funds are sought for up-front costs, a life cycle cost analysis of the project should be completed to determine the long-term benefits of using green building practices.))</p>	<p>Delete redundant policy.</p>	<p>Eliminates cost comparison to traditional construction</p>
<p>U-604 King County ((should)) <u>shall</u> leverage its purchasing power related to capital improvement projects to help expand the markets for green building products, including recycled-content materials and clean, renewable energy technologies.</p>	<p>Strengthen existing policy</p>	<p>Now mandatory policy</p>
<p>U- 605 King County ((should)) <u>shall</u> encourage, support</p>	<p>To reflect that reuse of</p>	<p>Now mandatory</p>

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<p>and promote the application of sustainable development practices in all private sector development within the county. This may be accomplished through working with residential and commercial developers to ((incorporate habitat conditions,)) reduce impervious surface areas, protect ground and surface water within a watershed, <u>assure that habitat protection needs are incorporated into development proposals to the extent possible</u>, incorporate greater use of green building materials and utilize systems that conserve or reuse resources, including those that use energy more efficiently. <u>King County shall provide technical assistance and incentives for the use of sustainable development practices for private sector development, and shall collaborate with the private sector on potential future regulatory tools.</u></p>	<p>resources, such as water and reclaimed water can be included in sustainable and low-impact development practices; to assure that habitat protection is incorporated in sustainable development as possible; and to show the county's commitment to these practices through the provision of technical assistance.</p>	<p>policy</p>
<p>U-606 King County ((should)) <u>shall</u> identify and evaluate potential changes to land use development regulations and building codes to support and promote green building and low impact development. ((This may be accomplished through demonstration projects to guide the application and refinement of regulations such as zoning, and road and stormwater regulations.))</p>	<p>Strengthen existing policy</p>	<p>Now mandatory policy</p>
<p>U-607 King County ((should)) <u>shall</u> incorporate ((low-impact)) <u>low impact</u> development principles and practices into the design, construction and operation of all county facilities and county-funded projects to the fullest extent feasible.</p>	<p>Strengthen existing policy</p>	<p>Now mandatory policy</p>
<p>U-608 King County ((should)) <u>shall</u> work with residential and commercial developers to incorporate ((low-impact)) <u>low impact</u> development practices that protect native vegetation and soils, <u>facilitate reuse of resources, such as reclaimed water, reduce the carbon footprint of the project, and reduce impervious surface. King County shall provide technical assistance and incentives for the use of low impact development practices for private sector developments.</u></p>	<p>To reflect that reuse of resources, such as water and reclaimed water can be included in sustainable and low-impact development practices, and encourage such uses. The provision of technical demonstrates the county's commitment to low-impact development practices</p>	<p>Now mandatory policy</p>
<p>U-609 King County ((should)) <u>shall</u> identify and evaluate potential changes to land use development regulations and building codes to support and promote ((low-impact)) <u>low impact</u> development. ((This may be accomplished through demonstration projects to guide application and refinement of regulations such as zoning, subdivision, roads and stormwater regulations.))</p>	<p>Strengthen existing policy</p>	<p>Now mandatory policy</p>

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